

PLANNING COMMISSION MINUTES

August 2, 2011

7:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Von Hill, Barbara Holt, Sean Monson, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: Michael Allen.

Chairman Tom Smith welcomed the all those present including a Boy Scout Troop. He also explained to the Scouts the purpose and procedures of the Planning Commission.

Von Hill made a motion to approve the minutes for July 19, 2011 as written. Barbara Holt seconded the motion and voting was unanimous in favor.

1. Consider final subdivision plat approval for Foss Lewis Subdivision Phase 7 located at 2964 S. 400 E., Gerald (Buck) and Linda Frampton, applicants.

Linda and Gerald Frampton were present. Paul Rowland explained that this subdivision is the seventh phase of the Lewis Park Subdivision and finalizes all of the lots that were granted preliminary approval in 1997. This parcel was preliminarily slated to include 5 lots fronting onto 400 East Street, and was originally scheduled to be completed as part of Phase 2. With the rearranging of the phasing of the subdivision and because the City was in the process of drilling a well on one of the lots when it came time to plat these 5 parcels, they were removed from the final plat and allowed to wait until now to be given final approval. All of the lots have retained their original configuration except that two of the lots have been combined to form one large property.

Mr. Rowland explained that these lots vary in size from 9,046 s.f. to over 32,600 sf, the largest lot being a combination of two of the lots originally shown on the preliminary plat. The sewer and water services were installed on these lots at the same time the utilities were installed in the very first phase of the subdivision, so no further work will be required in 400 East. With the improvements already in place, no improvement bond will be required beyond the normal bonding required with each individual building permit.

A small portion of lot 704 is included in the 100 year flood plain of North Canyon Creek. This flood plain is not currently accurate because it was mapped before the improvements were constructed on the creek east of 400 East, and the creek channel was improved through the subdivision. However, no building will be allowed on this portion of the lot until the flood plain mapping has been revised.

Staff recommends that the Planning Commission send a favorable recommendation to the City Council to give final approval to Lewis Park Subdivision Phase 7 with the following conditions:

1. Provide a final mylar drawing of the subdivision plat ready for signatures.
2. Provide a current title report.
3. Make minor red-line corrections to the plat.
4. Payment of the required checking and recording fees.

There was a brief discussion between the applicants and the Commission. Von Hill made a motion to recommend to the City Council final subdivision plat approval for Foss Lewis Subdivision Phase 7 located at 2964 S. 400 E. subject to the conditions set forth by Staff. Sean Monson seconded the motion and voting was unanimous in favor.

2. Consider preliminary subdivision plat approval for Hidden Hollow Subdivision located at 3387 S. 200 W., Brighton Homes, applicant.

Jim Boyden, representing Brighton Homes, was present. Paul Rowland explained that this property is approximately 2.4 acres in size and is located at 3350 South between 200 West and Davis Blvd. The property is also located immediately north of the existing debris basin at Davis Blvd on the Hooper Draw creek. According to the survey provided, part of the debris basin dam and spillway is located on the subject property. Davis County Public Works and Brighton Homes have come to a verbal agreement modifying the south boundary of the subdivision to eliminate the property overlap. The agreement needs to be approved by the Davis County Commission before it can be recorded.

Mr. Rowland explained that the property is located in the R-4 zone, which allows a maximum density of 4 units per acre, and requires 8,000 sq. ft. minimum lots with a minimum frontage of at least 70 feet at the front yard setback line. All of the proposed lots meet that requirement; however, there is some concern about the soil fitness on lot 108 due to its proximity to the dam structure. The developer has conducted a geotechnical study which appears to indicate good building soils throughout the property; however, Staff has not had a chance to review the report.

When this proposal was brought before the Commission for conceptual review, a discrepancy was noted between the deeds on file at the County and the location of the Weber Basin pump station. Since that time the developer has provided a preliminary title report and a deed document from the original condemnation of the pump property which clears up the title questions.

Mr. Rowland explained that the proposed subdivision includes a new cul-de sac which is immediately adjacent to the north property line of the property to be developed. This makes the neighboring property a corner lot. The existing house is just over 20 ft. from the side property line, therefore it can be a legal corner lot without any modification.

200 West is a paved street which was annexed into the city in the early '90s. The portion of the street fronting this property does not have curb and gutter or any kind of improved drainage system. The developer is required to complete the curb and gutter and sidewalk along the entire

frontage of his property, and the curb and gutter in the section of the new cul-de-sac bulb at the intersection of 200 West and 3400 South that doesn't front his property. Also, the drainage from this property needs to be directed to an approved drainage facility, such as the Hooper Draw creek in gully just south of the property, or to 3100 South via new curb and gutter that the developer would have to construct off site from his development. As of this time he has not submitted a proposal to cover the storm water runoff questions.

Mr. Rowland continued to explain that the water, sewer, power, phone, gas and all of the other necessary utilities are available in the streets surrounding this subdivision. Culinary and irrigation water are provided by South Davis Water, sewer provided by South Davis Sewer, and the other utilities are provided by the usual suspects. There are no problems with existing capacity in any of the utilities except for storm drain, as mentioned previously.

Staff recommends approval of the preliminary approval of the Hidden Hollow subdivision plat with the following conditions:

1. Enter into a boundary line agreement with Davis County and affect the necessary deeds to resolve the property overlap problems along the south property line and then adjust the subdivision boundary accordingly.
2. Revise 3350 South to show as a 54ft wide street.
3. Find a new name for the subdivision that has not already been used in Davis County.
4. Provide a detention and storm drain system to handle the runoff water from the site.
5. Make all other red line corrections.

Jeff Jarvis, residing at 3363 S. 200 W., had concerns about his property during construction of this subdivision. He has several large trees around his property and does not want them destroyed. He also had concerns about water drainage onto his property.

Mr. Rowland explained the drainage situation and suggested that Mr. Jarvis contact Mr. Boyden with any further questions he may have.

There was a brief discussion between the Commission and Mr. Boyden. Mr. Boyden was instructed to have the boundary line agreement finalized before submitting for final approval.

Dave Badham made a motion to recommend to the City Council preliminary subdivision plat for Hidden Hollow Subdivision subject to the conditions outlined by Staff. Beth Holbrook seconded the motion and voting was unanimous in favor.

3. **Consider conceptual subdivision review for Kensington Court Subdivision located at 640 E. 400 N., Brighton Homes, applicant.**

Jim Boyden, representing the applicant, was present. Aric Jensen explained that this property is approximately 3.9 acres in size and is located at approximately 350 North 650 East. This property is located in the R-4 zone, which allows a maximum density of 4 units per acre, and requires 8,000 sq. ft. minimum lots with a minimum frontage of at least 70 feet at the front yard setback line. All of the proposed lots meet the requirements with the exception of lot 105, which needs to be a minimum of 8800 sq ft because it is a corner lot.

Mr. Jensen explained that part of this proposal involves a boundary line adjustment with the property owner to the north (Jason Burningham). The applicant has informed Staff that they have reached a verbal agreement on the boundary adjustment; however, that has not been confirmed with Mr. Burningham, which is one of the reasons the proposal is before the Commission for conceptual review only.

Paul Rowland explained that the water detention will have to be worked out with Davis County. A channelized creek runs along the northeast boundary of the property. FEMA has not revised the floodplain boundaries for this area yet, and so a portion of this property is still in the floodplain. All utilities are available for these lots.

Staff recommends reviewing the proposed subdivision plat, asking whatever questions are relevant, and giving staff any comments/instruction. This item is not ready for an action by the Commission at this time.

The Commission gave their comments to the applicants.

4. Planning Director's report and miscellaneous business.

Mr. Jensen had no further business to conduct.

Meeting adjourned at 7:50 p.m.